

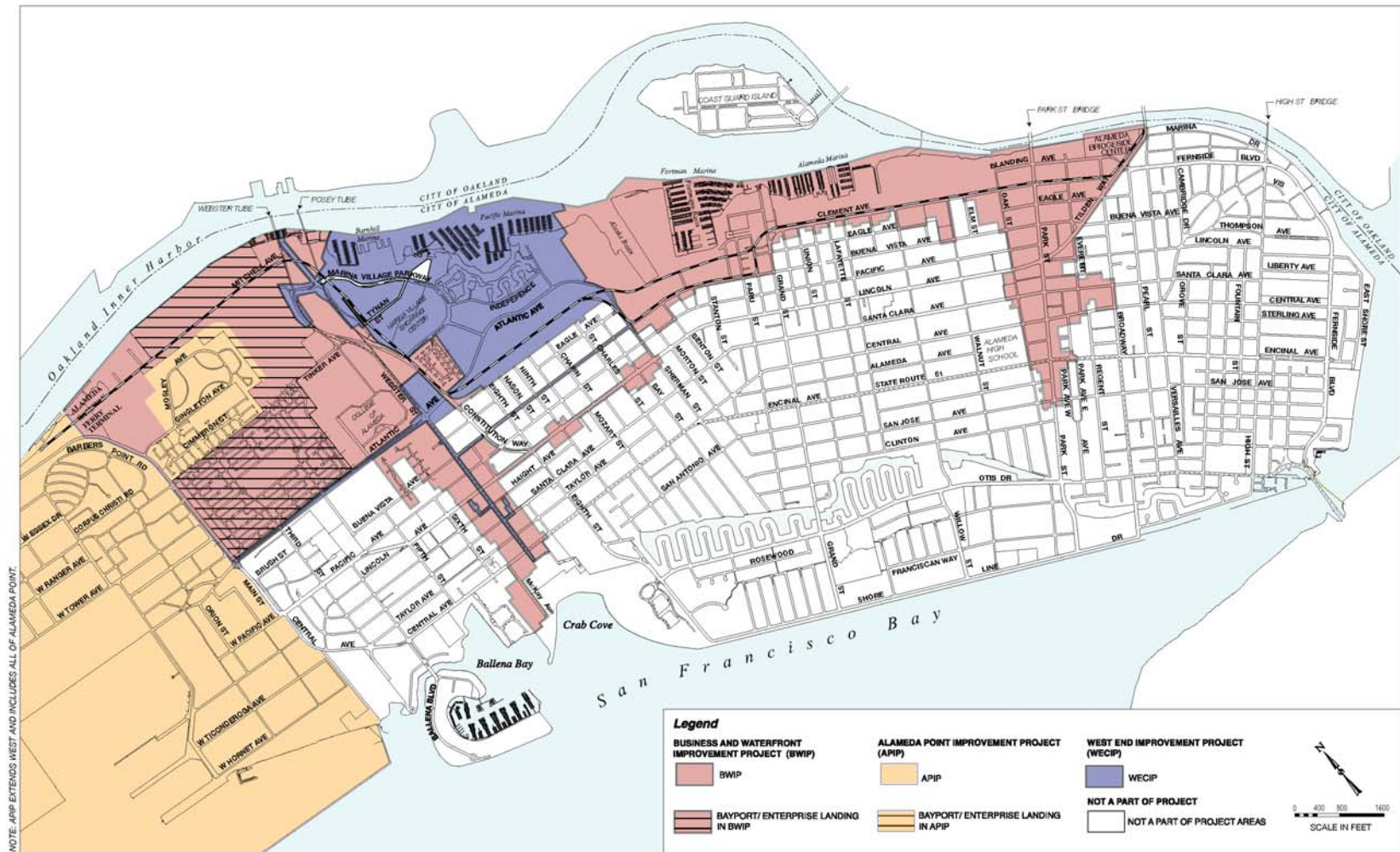
Alameda CIC

Overview of Tax Increment, Pass Throughs, and Payments to AUSD

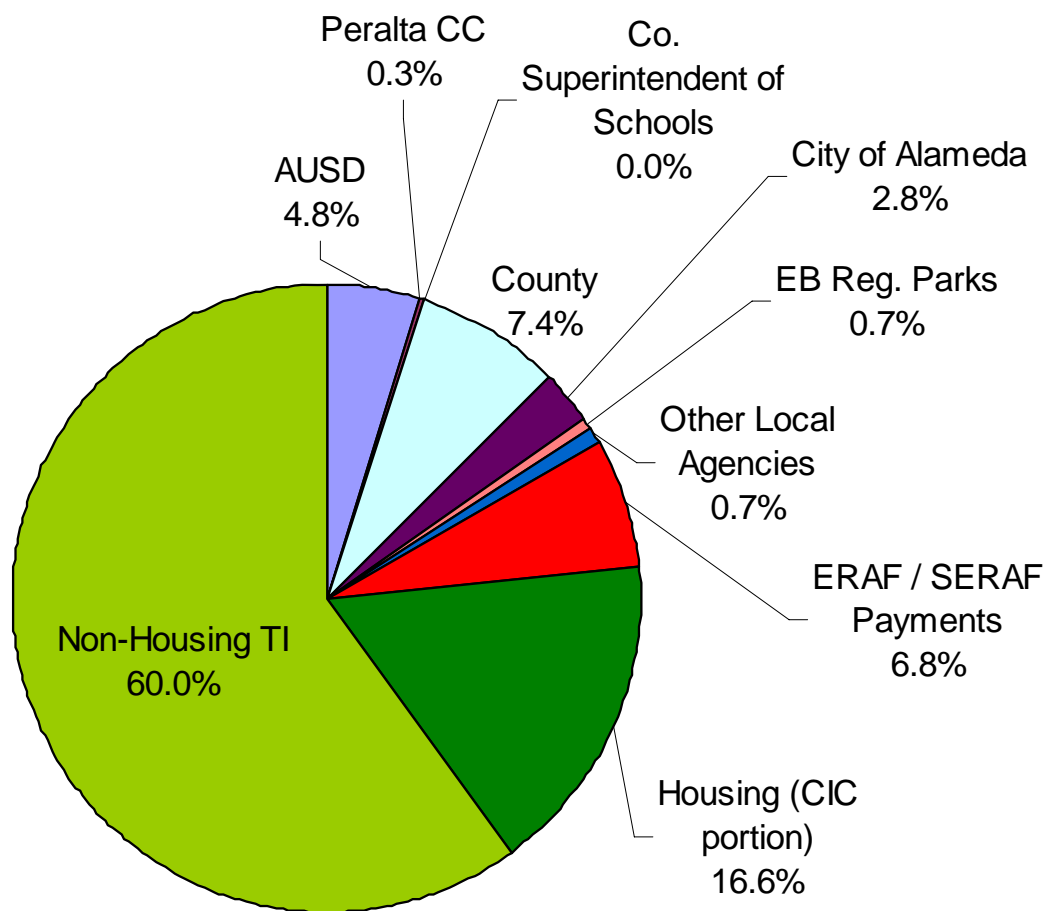
June 24, 2010



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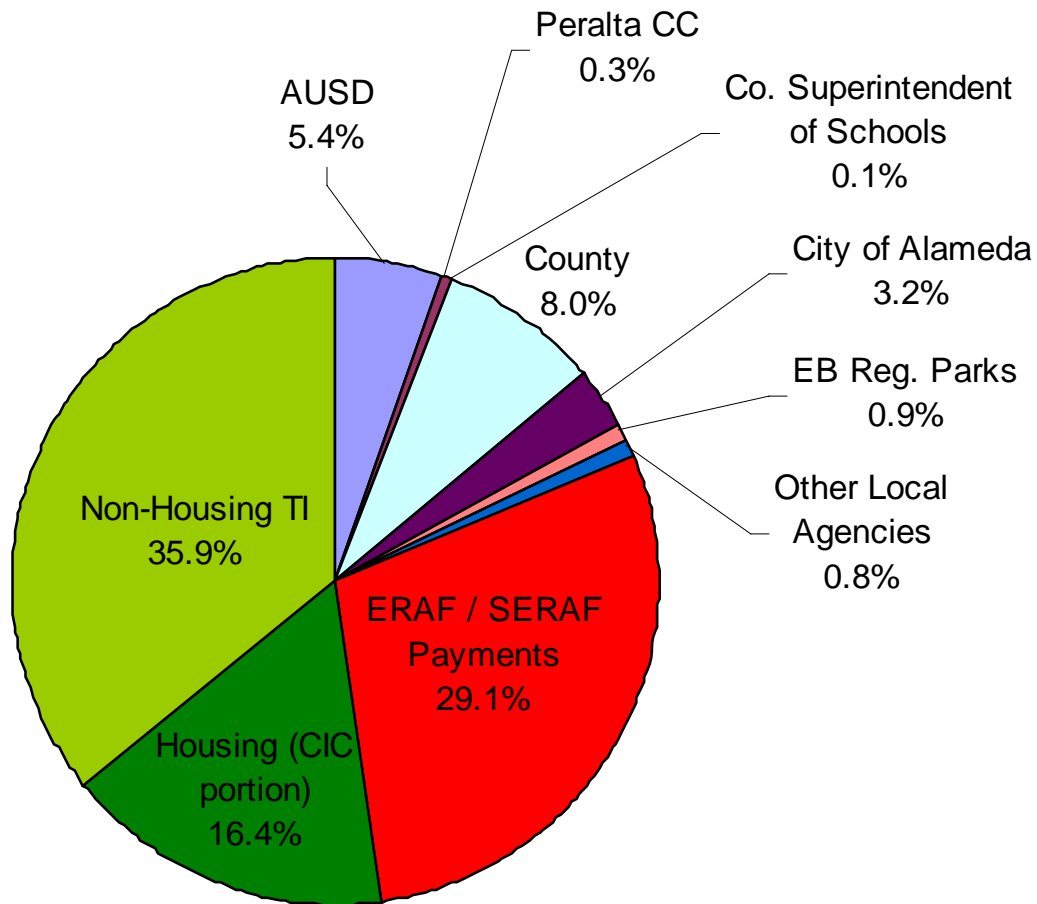
Distribution of CIC Tax Increment Dollars: Ten Years (FY 2000-01 to 2009-10)



	Ten Year Total (\$Thousands)	
AUSD	\$5,230	4.8%
Peralta CC	\$305	0.3%
Co. Superintendent	\$51	0.05%
County	\$8,069	7.4%
City of Alameda	\$3,070	2.8%
EB Reg. Parks	\$738	0.7%
Other Local Agencies	\$769	0.7%
ERAF / SERAF	\$7,418	6.8%
Housing (CIC portion)	\$18,212	16.6%
Non-Housing TI	\$65,784	60.0%
Gross Tax Increment	\$109,647	100%

	AUSD Detail
Capital	\$1,837
Housing	\$3,011
Property Tax	\$382
Total	\$5,230

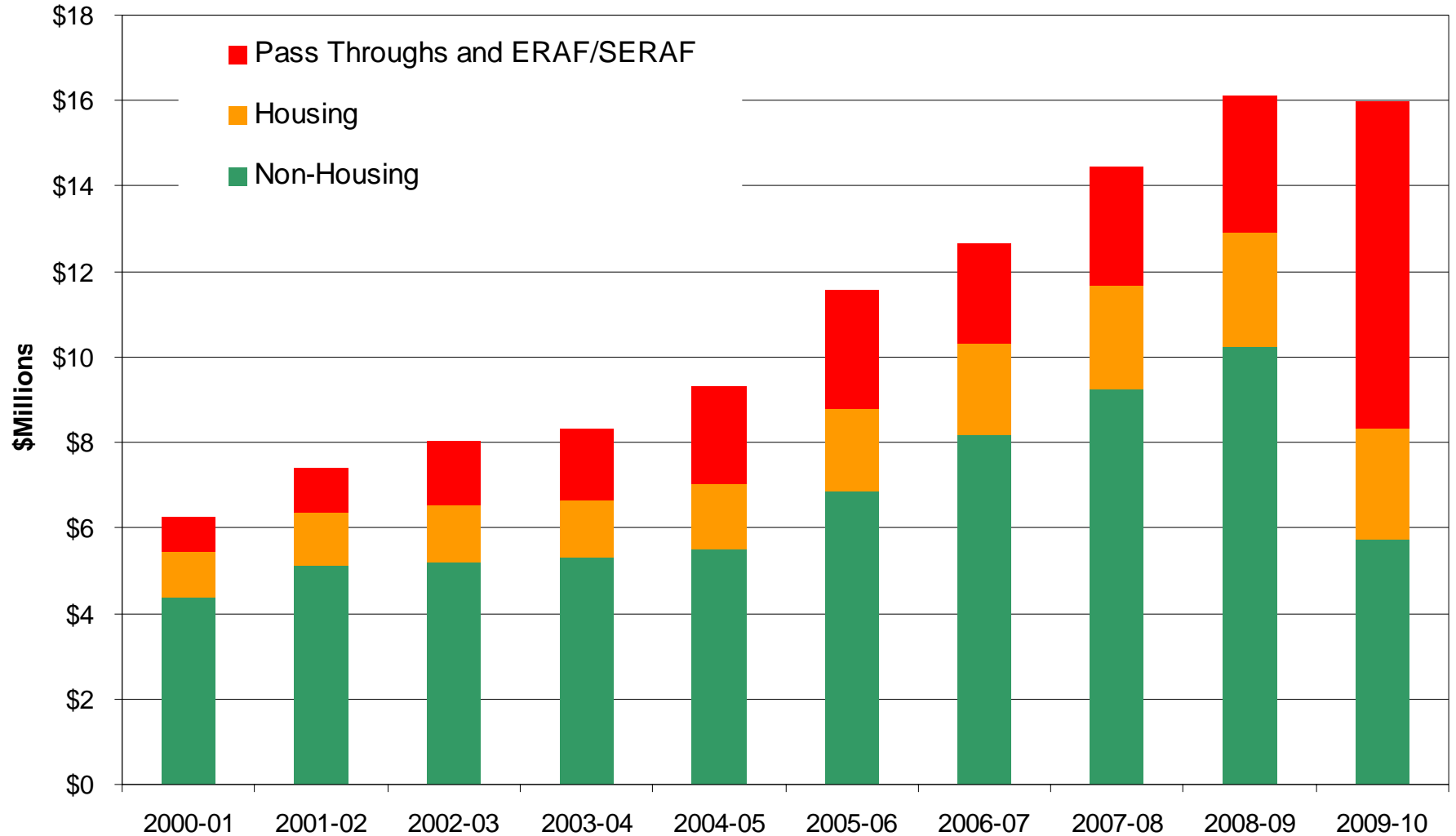
Distribution of CIC Tax Increment Dollars: FY 2009-10 Estimate



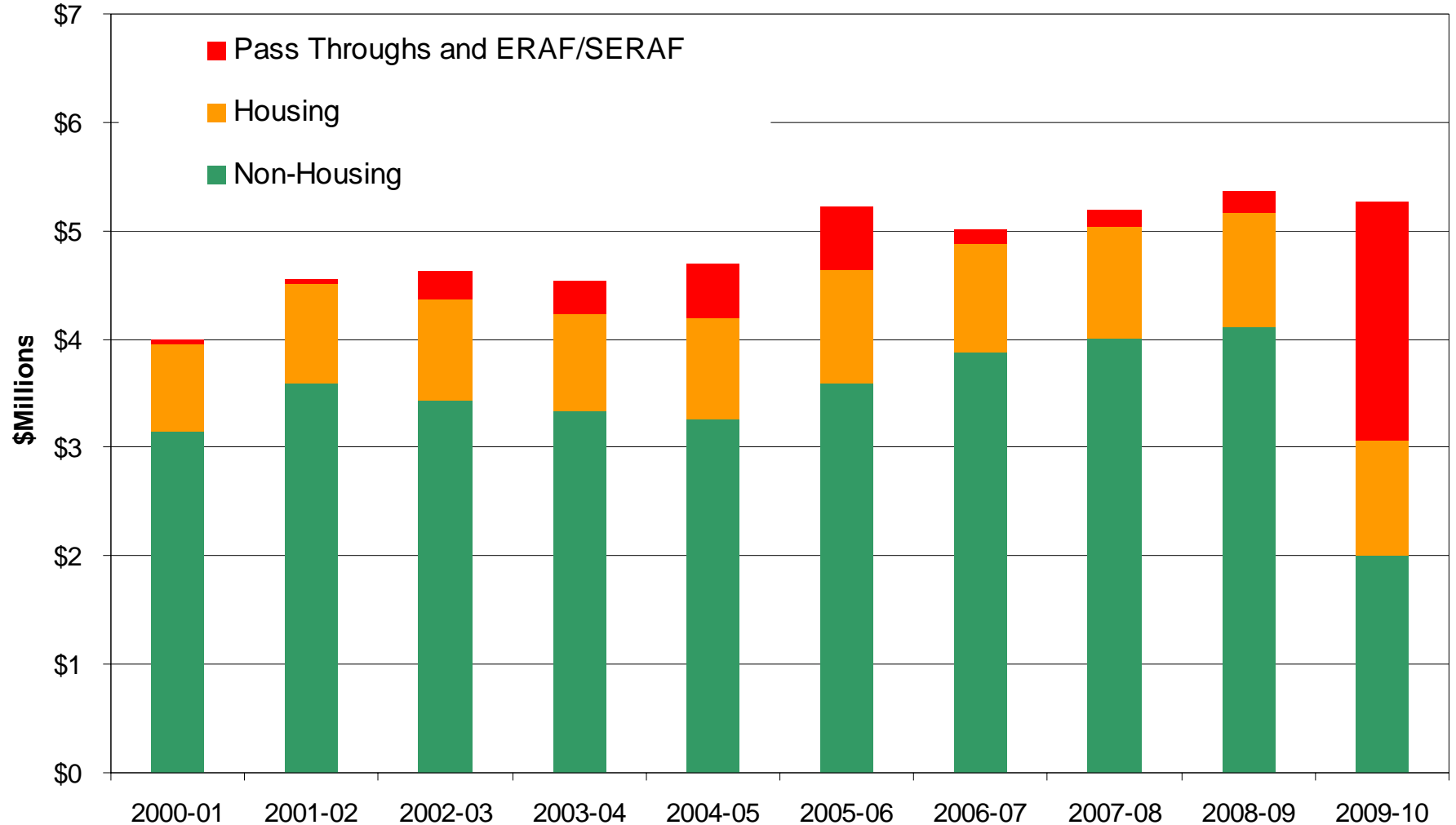
FY 2009-10 Estimate (Thousands)		
AUSD	\$855	5.4%
Peralta CC	\$54	0.3%
Co. Superintendent	\$9	0.1%
County	\$1,275	8.0%
City of Alameda	\$509	3.2%
EB Reg. Parks	\$140	0.9%
Other Local Agencies	\$133	0.8%
ERAF / SERAF Payments	\$4,626	29.1%
Housing (CIC portion)	\$2,607	16.4%
Non-Housing TI	\$5,710	35.9%
Gross Tax Increment	\$15,919	100%

AUSD Detail	
Capital	\$293
Housing	\$483
Property Tax	<u>\$79</u>
Total	\$855

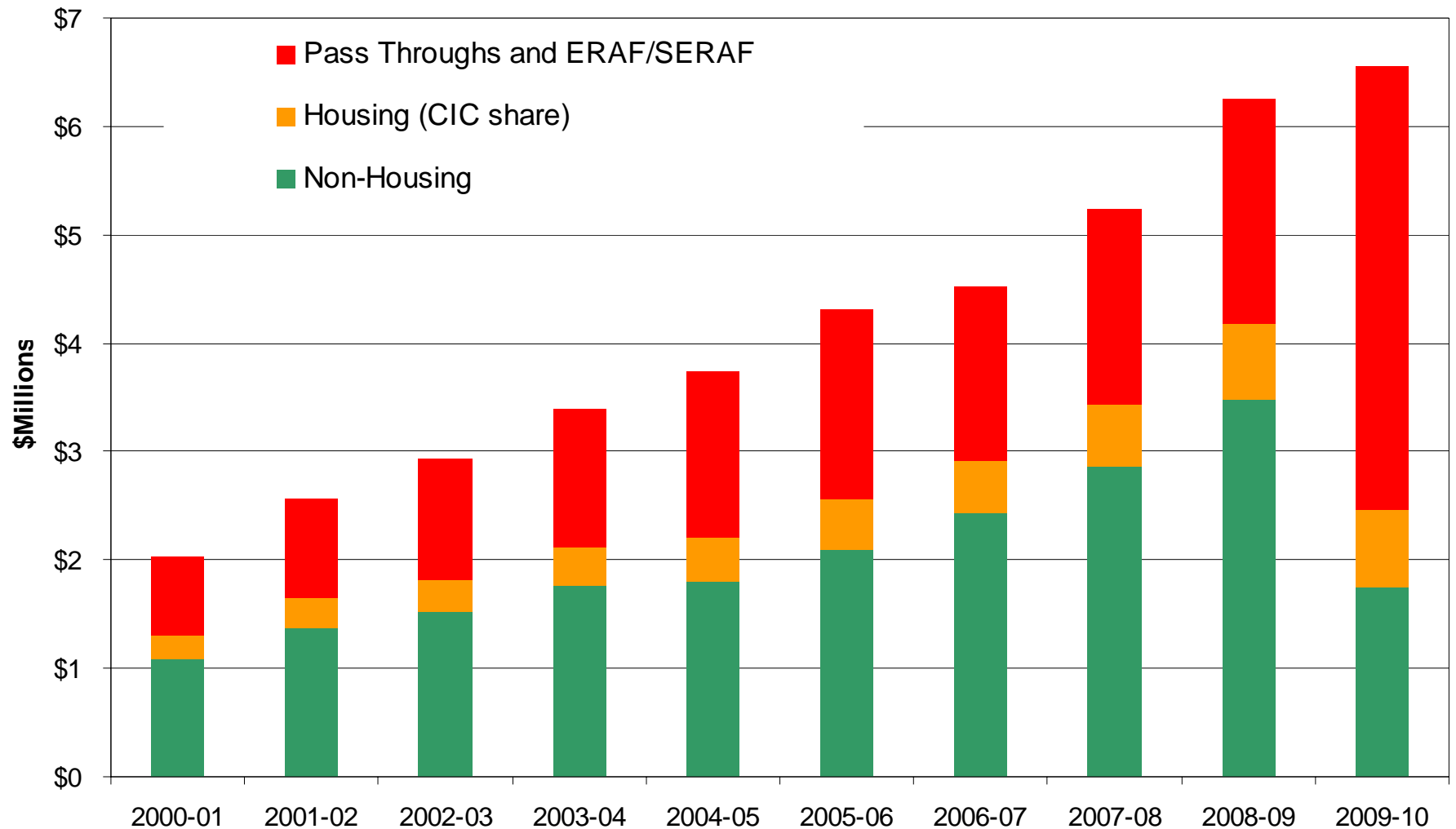
Ten Year History of Tax Increment: Total for All Project Areas



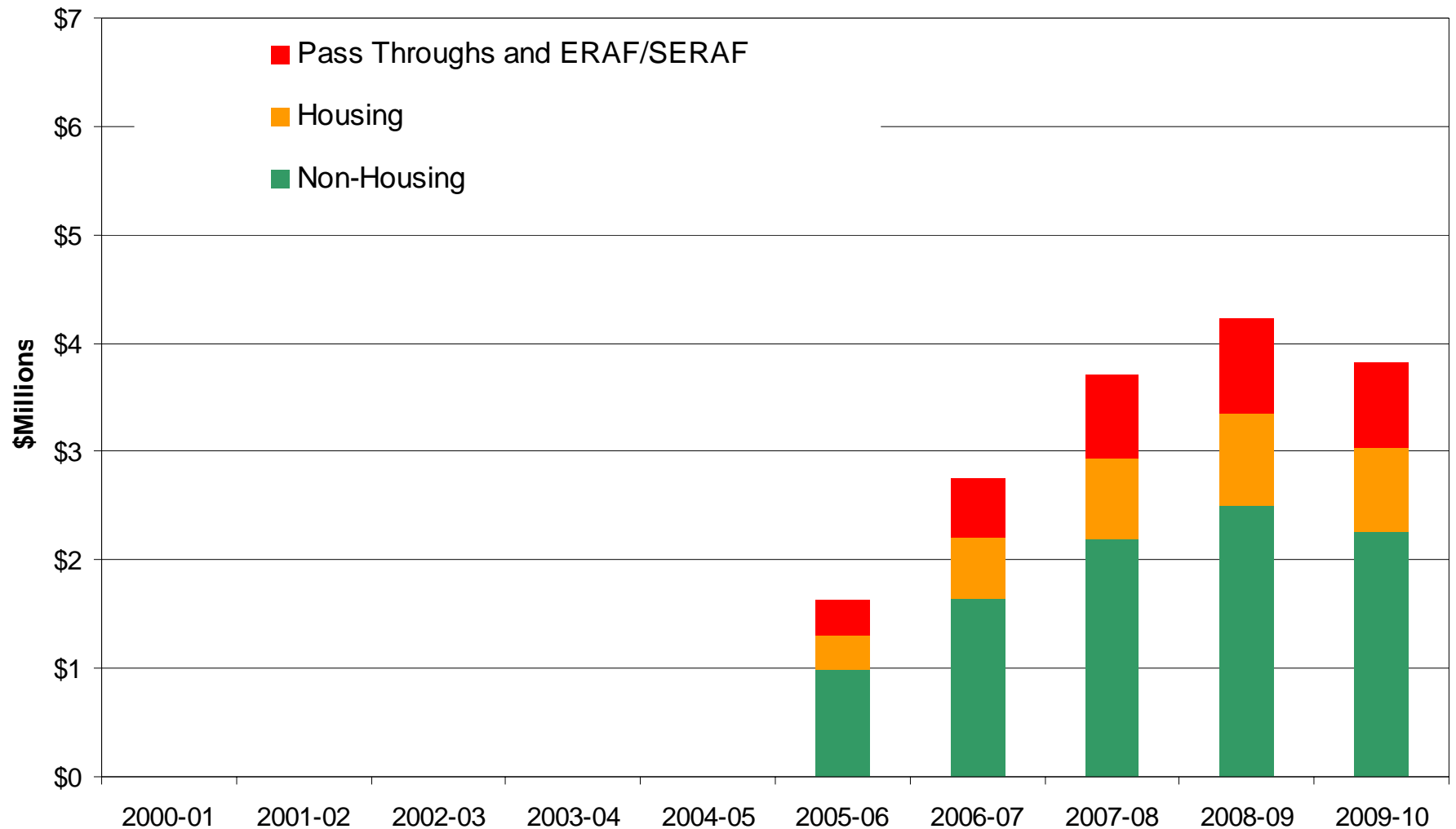
Ten Year History of Tax Increment: WECIP Area



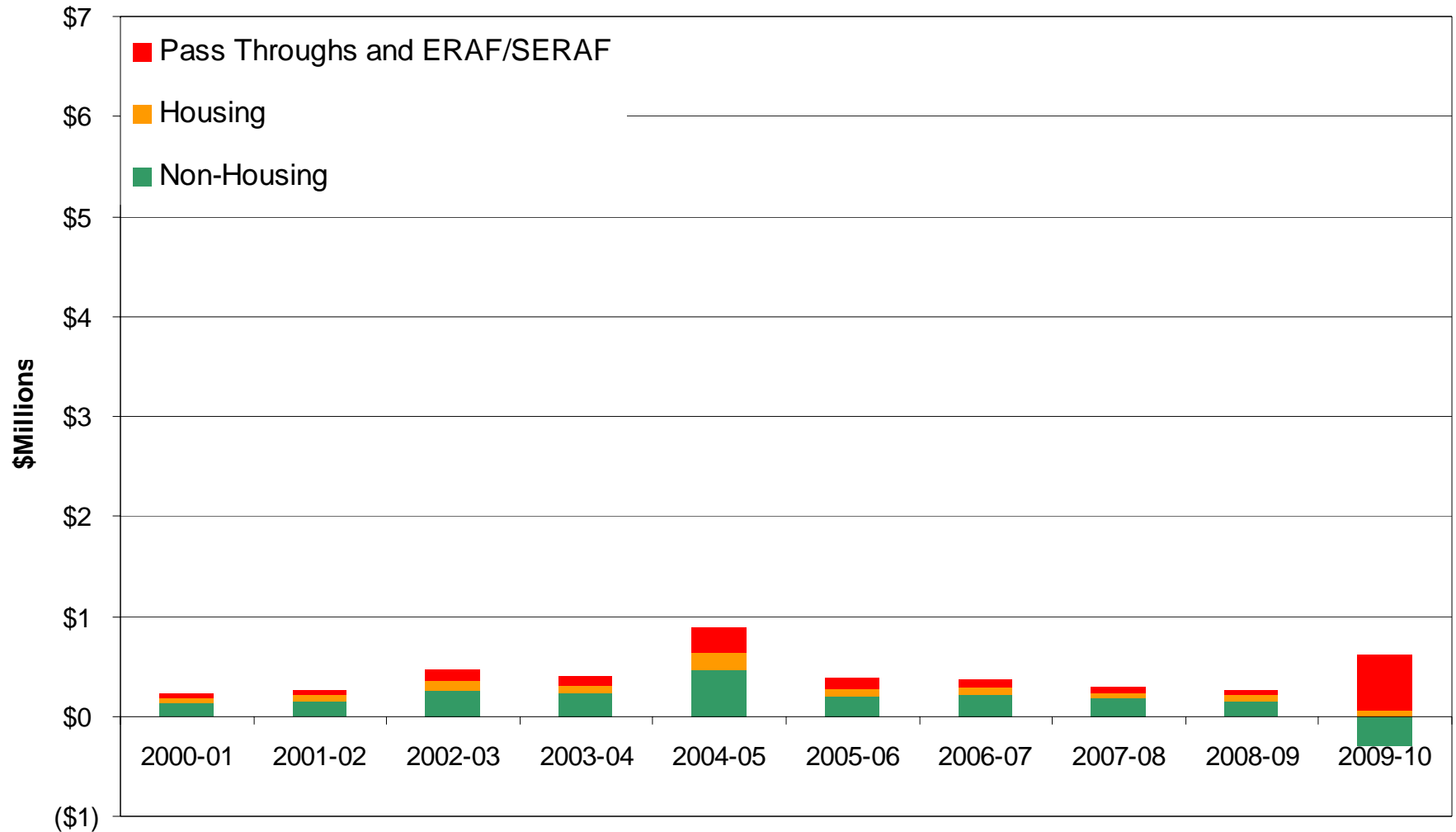
Ten Year History of Tax Increment: BWIP Original Area



Ten Year History of Tax Increment: BWIP Bayport Area

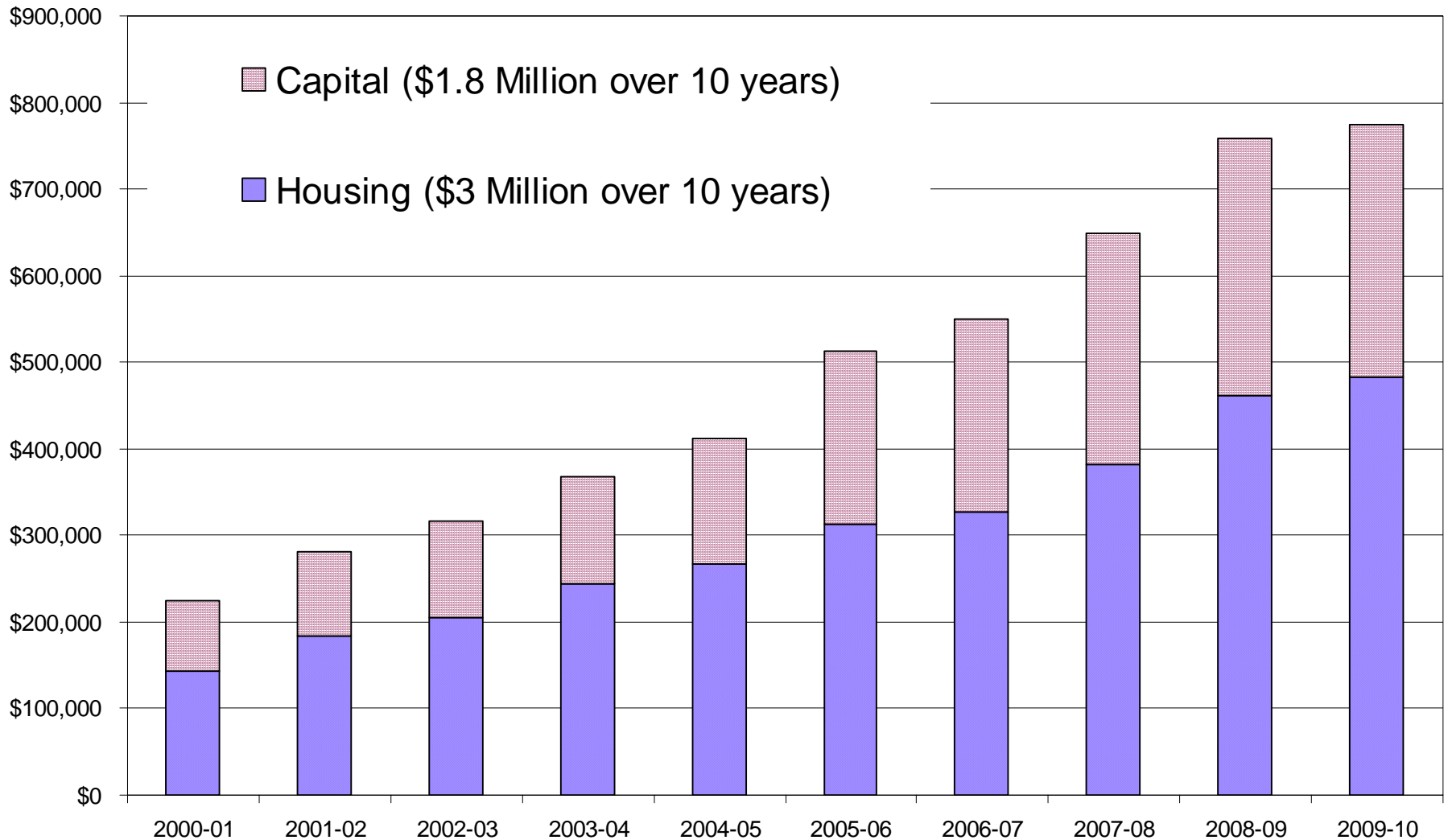


Ten Year History of Tax Increment: APIP

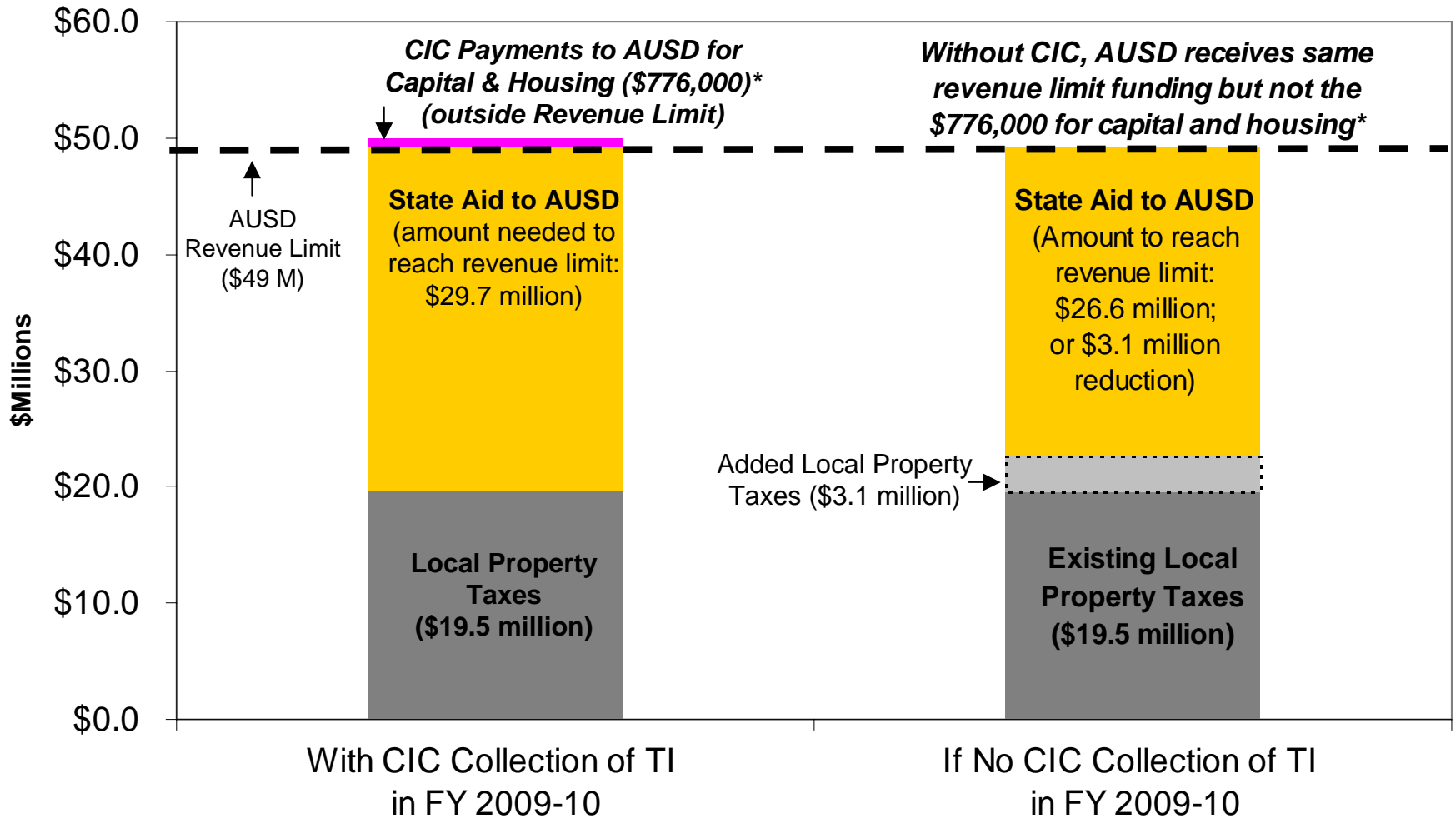


AUSD Payments from CIC

Above State Funding



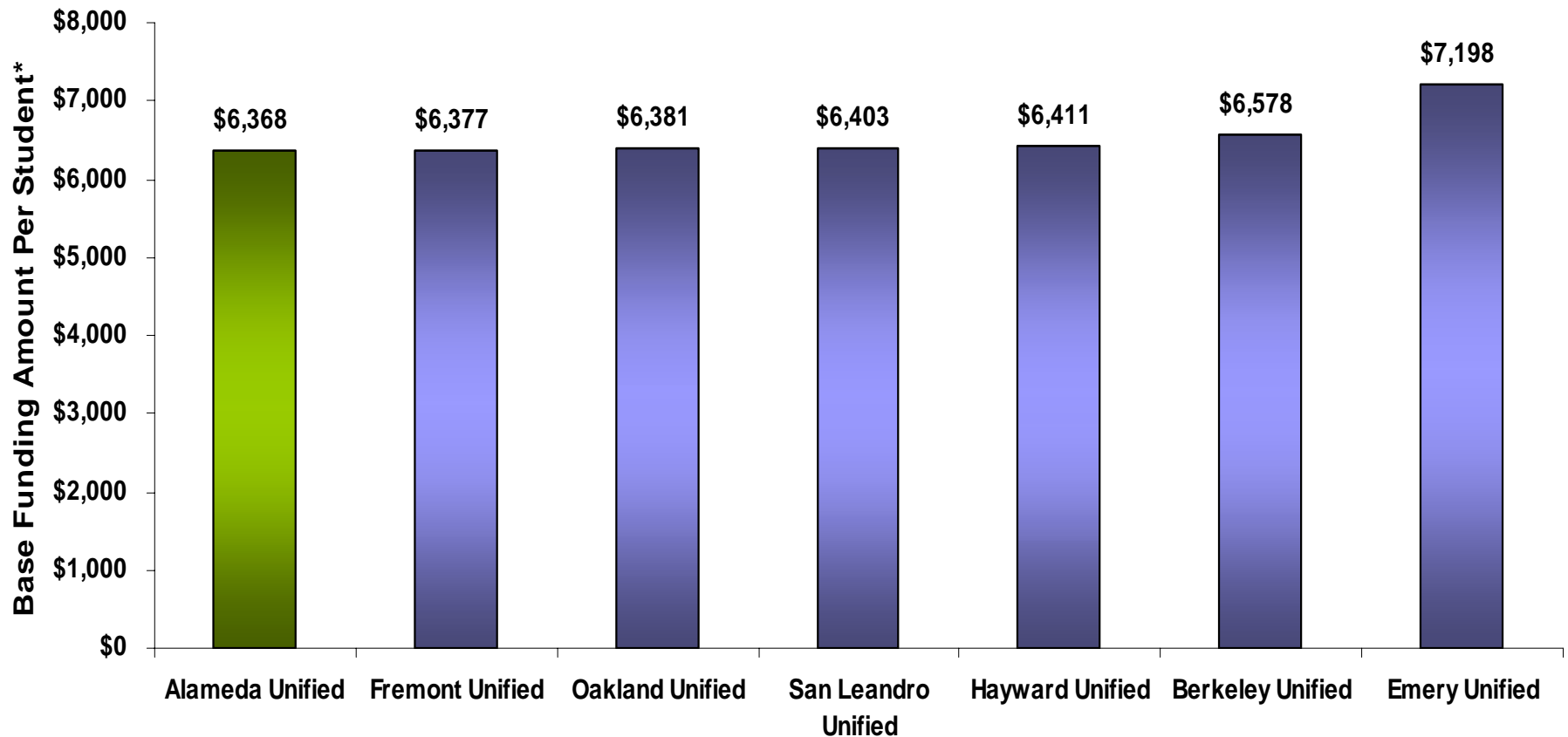
AUSD Revenue Limit Funding: With / Without CIC Collection of TI



* \$293,000 for Capital and \$483,000 for Housing.

Base Funding Level per Student

Alameda Unified and Nearby Districts



*Base Revenue Limit Per Student based on Average Daily Attendance (ADA)

Questions?

Backup Table 1

Detail of Payments by CIC to AUSD

	FY 2009-10 Estimate	Ten Year Total	Note
CIC Payments to AUSD Available for Capital			
BWIP Agreement - Capital	\$190,000	\$1,336,000	
56.7% of Statutory Pass Throughs	<u>\$103,000</u>	<u>\$501,000</u>	Of statutory pass throughs to AUSD from WECIP available for capital.
Subtotal for Capital	\$293,000	\$1,837,000	
CIC Payments to AUSD for Housing	\$483,000	\$3,011,000	AUSD has not been paid amounts due for housing withheld pending balance.
Subtotal Capital and Housing	<u>\$776,000</u>	<u>\$4,848,000</u>	
CIC Payments to AUSD Counted against Revenue Limit			
43.3% of Statutory Pass Through	\$79,000	\$382,000	Of pass throughs to WECIP, Bayport counted against revenue limit statute (AUSD due from the funds).
Total to AUSD	<u>\$855,000</u>	<u>\$5,230,000</u>	

Backup Table 2

Distribution of CIC Tax Increment Dollars: Summary for all Project Areas

	FY 2009-10 Estimate						Ten Year Total					
	BWIP Original	BWIP Bayport	APIP	WECIP	Total		BWIP	BWIP Bayport	APIP	WECIP	Total	
Gross Tax Increment	6,505,503	3,825,204	315,340	5,272,528	15,918,575	100.0%	41,172,617	16,144,973	3,867,875	48,461,087	109,646,551	100.0%
County Admin Fee	45,924	32,235	2,435	43,315	123,910	0.8%	340,485	90,098	38,165	463,919	932,668	0.9%
Payments To Local Agencies												
Alameda Unified School District												
Capital	190,259	82,039	6,749	14,299	293,345	1.8%	1,336,158	348,514	83,957	68,293	1,836,922	1.7%
Housing ⁽¹⁾	482,702	0	0	0	482,702	3.0%	3,010,924	0	0	0	3,010,924	2.7%
Property Tax (offset to State funding)	0	62,651	5,154	10,920	78,724	0.5%	0	266,149	64,115	52,153	382,418	0.3%
Total	672,961	144,689	11,902	25,218	854,771	5.4%	4,347,082	614,664	148,072	120,446	5,230,264	4.8%
Peralta Community College	28,160	20,859	1,716	3,636	54,371	0.3%	177,840	88,614	21,346	17,364	305,165	0.3%
County Superintendent of Schools	4,711	3,490	287	608	9,096	0.1%	29,753	14,825	3,571	2,905	51,054	0.0%
County General Fund	980,954	125,070	10,294	35,155	1,151,473	7.2%	6,275,576	531,993	158,663	170,031	7,136,263	6.5%
City of Alameda	241,408	208,829	17,262	41,984	509,483	3.2%	1,769,106	878,780	223,043	199,408	3,070,337	2.8%
East Bay Regional Park District	104,522	28,321	2,288	4,889	140,021	0.9%	581,462	110,977	24,501	21,492	738,432	0.7%
Other Local Agencies	52,167	64,007	5,283	11,225	132,683	0.8%	382,296	268,875	64,738	52,952	768,862	0.7%
Total Local Agencies	2,084,884	595,266	49,033	122,716	2,851,899	17.9%	13,563,115	2,508,728	643,934	584,599	17,300,376	15.8%
ERAF / SERAF (Revenue source for State to meet its statutory obligations to schools) ⁽²⁾	1,905,531	169,775	500,653	2,049,715	4,625,674	29.1%	2,597,601	720,266	730,553	3,369,095	7,417,515	6.8%
Housing Set-Aside (CIC portion) ⁽³⁾	724,053	765,041	63,068	1,054,506	2,606,668	16.4%	4,516,890	3,228,995	774,133	9,692,217	18,212,235	16.6%
Non-Housing Tax Increment ⁽⁴⁾	1,745,111	2,262,887	(299,849)	2,002,276	5,710,426	35.9%	20,154,525	9,596,885	1,681,090	34,351,257	65,783,757	60.0%

(1) Must be used for affordable housing. Table indicates CIC obligation per agreement; however, deposits discontinued in FY 2008-09 and 2009-10 pending drawdown of large cash balance in the District Housing Fund.

(2) Includes payments to ERAF as pass throughs and ERAF/ SERAF payments required by State. 2009-10 payment to State distributed based on CIC analysis, prior payments allocated proportional to non-housing TI.

(3) Calculated amount based upon housing requirement but not verified by KMA.

(4) Negative in APIP area for FY 2009-10 due to SERAF take was funded from fund balance / housing fund loan.

Source: CIC AB 1389 Reports; reflects subsequent adjustment to pass throughs consistent with County approach to pass through calculations

Backup Table 3

Distribution of CIC Tax Increment Dollars: WECIP Area

		1	2	3	4	5	6	7	8	9	10
	Total	Actual 2000-01	Actual 2001-02	Actual 2002-03	Actual 2003-04	Actual 2004-05	Actual 2005-06	Actual 2006-07	Actual 2007-08	Actual 2008-09	Estimated 2009-10
Gross Tax Increment ⁽¹⁾	48,461,087	3,994,502	4,550,454	4,627,154	4,531,471	4,693,845	5,221,299	5,015,538	5,192,186	5,362,110	5,272,528
County Admin Fee	463,919	40,582	46,420	58,113	48,299	56,863	53,599	45,259	33,302	38,166	43,315
Payments to Local Agencies ⁽²⁾						<i>First year of pass throughs</i>					
Alameda Unified School District	120,446					3,988	24,436	15,875	22,494	28,434	25,218
Peralta Community College	17,364					575	3,523	2,289	3,243	4,099	3,636
County Superintendent of Schools	2,905					96	589	383	542	686	608
County General Fund	170,031					5,828	35,024	22,551	31,896	39,578	35,155
City of Alameda	199,408					6,618	39,956	26,584	37,157	47,109	41,984
East Bay Regional Park District	21,492					633	3,782	3,003	3,818	5,366	4,889
County Flood Control District	1,006					34	206	133	188	235	209
BAAQMD	1,217					40	247	160	227	287	255
Mosquito Abatement District	711					24	146	94	133	166	147
AC Transit	30,433					1,008	6,174	4,011	5,683	7,184	6,372
Bay Area Rapid Transit District	3,573					118	725	471	667	844	748
East Bay Municipal Utility District	<u>16,013</u>					<u>506</u>	<u>3,007</u>	<u>2,211</u>	<u>2,928</u>	<u>3,867</u>	<u>3,495</u>
Subtotal Other Local Agencies	52,952					1,731	10,505	7,080	9,828	12,584	11,225
Total Local Agencies	584,599	0	0	0	0	19,469	117,815	77,765	108,979	137,856	122,716
ERAF / SERAF											
Pass Through to ERAF	47,233	0	0	0	0	1,282	8,829	6,025	8,618	11,953	10,525
ERAF Take (allocation of total) ⁽³⁾	<u>3,321,862</u>	<u>0</u>	<u>0</u>	<u>207,912</u>	<u>246,450</u>	<u>419,526</u>	<u>408,784</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,039,190</u>
Total ERAF/SERAF	3,369,095	0	0	207,912	246,450	420,808	417,613	6,025	8,618	11,953	2,049,715
Housing Set-Aside at 20% ⁽⁴⁾	9,692,217	798,900	910,091	925,431	906,294	938,769	1,044,260	1,003,108	1,038,437	1,072,422	1,054,506
Non-Housing Tax Increment	34,351,257	3,155,019	3,593,943	3,435,698	3,330,428	3,257,936	3,588,012	3,883,381	4,002,850	4,101,713	2,002,276

Notes

(1) Not including interest earnings paid by County with remittance of tax increment

(2) Pass throughs as adjusted subsequently as a result of discussions with County pursuant to AB 1389.

(3) Allocation of ERAF / SERAF takes based on Non-Housing TI by project area for FY 2002-03 to FY 2005-06 and using CRA published estimates. 2009-10 SERAF take allocation by project based on CIC plan.

(4) Calculated figure based on requirement.

Backup Table 4

Distribution of CIC Tax Increment Dollars: BWIP Original Area

		1	2	3	4	5	6	7	8	9	10
	Total	Actual 2000-01	Actual 2001-02	Actual 2002-03	Actual 2003-04	Actual 2004-05	Actual 2005-06	Actual 2006-07	Actual 2007-08	Actual 2008-09	Estimated 2009-10
Gross TI ⁽¹⁾	41,172,617	2,003,115	2,539,859	2,904,255	3,356,183	3,702,931	4,273,537	4,476,819	5,200,653	6,209,761	6,505,503
(Less) 33676 Payments (see below)	<u>(3,456,944)</u>	<u>(226,144)</u>	<u>(251,319)</u>	<u>(276,999)</u>	<u>(303,192)</u>	<u>(329,909)</u>	<u>(357,160)</u>	<u>(384,956)</u>	<u>(413,310)</u>	<u>(442,229)</u>	<u>(471,726)</u>
Gross Tax Increment after 33676 pmts ⁽¹⁾	37,715,673	1,776,971	2,288,540	2,627,256	3,052,991	3,373,022	3,916,377	4,091,863	4,787,343	5,767,532	6,033,777
County Admin Fee ⁽²⁾	340,485	15,046	22,060	27,995	28,945	37,745	35,579	43,297	45,449	38,444	45,924
Payments to Local Agencies ⁽²⁾											
Alameda Unified School District											
District Capital Outlay Fund	1,336,158	76,059	91,692	100,043	114,876	123,384	141,395	146,080	167,811	184,561	190,259
District Housing Fund ⁽³⁾	<u>3,010,924</u>	<u>142,811</u>	<u>183,398</u>	<u>205,782</u>	<u>244,370</u>	<u>267,147</u>	<u>313,680</u>	<u>326,899</u>	<u>382,733</u>	<u>461,403</u>	<u>482,702</u>
Subtotal to AUSD	4,347,082	218,870	275,090	305,825	359,246	390,531	455,075	472,979	550,543	645,963	672,961
Peralta Community College	177,840	8,455	10,858	12,181	14,468	15,816	18,571	19,354	22,659	27,317	28,160
County Superintendent of Schools	29,753	1,415	1,816	2,038	2,421	2,646	3,107	3,238	3,791	4,570	4,711
County pass thru and 33676 pmt	6,275,576	289,545	391,600	434,701	463,232	567,857	684,394	709,151	807,056	947,086	980,954
City of Alameda CRL 33676 Pmt	1,769,106	115,730	128,614	141,756	155,160	168,832	182,778	197,003	211,513	226,312	241,408
EBRPD pass thru and 33676 pmt	581,462	29,047	36,151	38,638	44,028	45,439	49,928	65,592	72,839	95,277	104,522
County Flood Control 33676 pmt	7,901	517	574	633	693	754	816	880	945	1,011	1,078
Mosquito Abatement 33676 pmt	5,431	355	395	435	476	518	561	605	650	695	741
AC Transit 33676 pmt	330,198	21,601	24,005	26,458	28,960	31,512	34,115	36,770	39,478	42,241	45,058
BART 33676 payment	<u>38,766</u>	<u>2,536</u>	<u>2,818</u>	<u>3,106</u>	<u>3,400</u>	<u>3,700</u>	<u>4,005</u>	<u>4,317</u>	<u>4,635</u>	<u>4,959</u>	<u>5,290</u>
Subtotal Other Local Agencies	382,296	25,009	27,792	30,632	33,529	36,484	39,497	42,572	45,708	48,906	52,167
Total Pass Through Agreements	13,563,115	688,071	871,921	965,771	1,072,084	1,227,605	1,433,350	1,509,888	1,714,109	1,995,432	2,084,884
ERAF Take (allocation of total) ⁽⁴⁾	2,597,601	-	-	91,403	130,126	232,285	238,256	-	-	-	1,905,531
Housing (after AUSD share) ⁽⁵⁾	4,516,890	214,216	275,097	308,673	366,556	400,721	469,965	491,024	574,481	692,104	724,053
Non-Housing Tax Increment	20,154,525	1,085,782	1,370,781	1,510,413	1,758,473	1,804,575	2,096,386	2,432,610	2,866,613	3,483,781	1,745,111

(1) Before deduction of payments pursuant to Section 33676 of redevelopment law and not including interest earnings payable with tax increment remittances from the County.

(2) 2007-08 County admin fee reflects one time adjustment to prior years.

(3) District Housing Fund amounts in 2008-09 and 2009-10 withheld pending use of funds currently on deposit for eligible expenditures

(4) Allocation of ERAF / SERAF takes based on Non-Housing TI by project area for FY 2002-03 to FY 2005-06 and using CRA published estimates. 2009-10 SERAF take allocation by project based on CIC plan.

(5) Calculated figure based on requirement.

Backup Table 5

Distribution of CIC Tax Increment Dollars: BWIP Bayport Area

		1	2	3	4	5
		Actual	Actual	Actual	Actual	Estimated
	Total	2005-06	2006-07	2007-08	2008-09	2009-10
		<i>1st year of TI</i>				
Gross Tax Increment	16,144,973	1,634,439	2,752,329	3,710,548	4,222,452	3,825,204
County Admin Fee	90,098	-	0	30,882	26,981	32,235
Payments to Local Agencies ⁽¹⁾						
Alameda Unified School District	614,664	62,825	105,339	141,446	160,364	144,689
Peralta Community College District	88,614	9,057	15,186	20,392	23,119	20,859
County Superintendent of Schools	14,825	1,515	2,541	3,412	3,868	3,490
County General Fund	531,993	54,982	91,055	122,266	138,619	125,070
City of Alameda	878,780	88,704	149,127	202,067	230,053	208,829
East Bay Regional Park District	110,977	9,963	17,986	24,758	29,949	28,321
County Flood Control District	3,766	387	645	866	982	886
BAAQMD	6,207	634	1,064	1,428	1,619	1,461
Mosquito Abatement District	2,587	266	443	595	675	609
AC Transit	155,222	15,865	26,601	35,720	40,497	36,539
Bay Area Rapid Transit District	18,226	1,863	3,124	4,194	4,755	4,290
East Bay Municipal Utility District	<u>82,867</u>	<u>8,073</u>	<u>13,752</u>	<u>18,997</u>	<u>21,822</u>	<u>20,223</u>
Subtotal Other Local Agencies	268,875	27,089	45,629	61,800	70,350	64,007
Total Local Agencies	2,508,728	254,136	426,863	576,141	656,323	595,266
ERAF (pass through to ERAF)	720,266	72,752	123,602	165,969	188,168	169,775
Housing Set-Aside ⁽²⁾	3,228,995	326,888	550,466	742,110	844,490	765,041
Non-Housing Tax Increment	9,596,885	980,664	1,651,397	2,195,447	2,506,490	2,262,887

Notes

(1) Pass throughs as adjusted subsequently as a result of discussions with County pursuant to AB 1389.

(2) Calculated figure based on requirement.

Backup Table 6

Distribution of CIC Tax Increment Dollars: APIP Area

		1	2	3	4	5	6	7	8	9	10
	Total	Actual 2000-01	Actual 2001-02	Actual 2002-03	Actual 2003-04	Actual 2004-05	Actual 2005-06	Actual 2006-07	Actual 2007-08	Actual 2008-09	Estimated 2009-10
Gross Tax Increment ⁽¹⁾	3,867,875	222,539	263,368	466,413	404,024	878,572	387,689	370,290	292,637	267,004	315,340
County Admin Fee ⁽²⁾	38,165	2,227	2,310	4,473	4,141	8,173	7,704	6,432	(1,571)	1,842	2,435
Pass Through Payments											
Alameda Unified School District	148,072	8,747	10,319	18,291	15,308	33,568	14,698	14,040	11,083	10,115	11,902
Peralta Community College	21,346	1,261	1,487	2,637	2,207	4,839	2,119	2,024	1,598	1,458	1,716
County Superintendent of Schools	3,571	209	250	442	369	810	355	339	267	244	287
County General Fund	158,663	14,729	17,375	30,801	13,240	29,033	12,712	12,144	9,586	8,748	10,294
City of Alameda	223,043	14,898	17,573	31,151	22,105	47,868	21,275	20,329	15,983	14,599	17,262
East Bay Regional Park District	24,501	1,240	1,463	2,594	2,657	5,499	2,510	2,400	2,022	1,827	2,288
County Flood Control District	1,054	88	105	184	94	205	90	86	68	62	73
BAAQMD	1,495	88	105	184	155	339	148	142	112	102	120
Mosquito Abatement District	716	59	69	123	64	141	62	59	47	43	50
AC Transit	37,393	2,208	2,606	4,620	3,866	8,477	3,712	3,546	2,799	2,554	3,006
Bay Area Rapid Transit District	4,391	258	307	543	454	995	436	416	329	300	353
East Bay Municipal Utility District	<u>19,688</u>	<u>937</u>	<u>1,106</u>	<u>1,961</u>	<u>2,271</u>	<u>4,609</u>	<u>2,145</u>	<u>2,023</u>	<u>1,550</u>	<u>1,404</u>	<u>1,682</u>
Subtotal Other Local Agencies	64,738	3,638	4,298	7,615	6,904	14,766	6,593	6,272	4,903	4,465	5,283
Total Local Agencies	643,934	44,722	52,765	93,531	62,790	136,383	60,262	57,549	45,443	41,456	49,033
ERAF / SERAF											
Pass Through to ERAF	129,572	0	0	0	17,915	39,285	17,201	16,432	12,971	11,837	13,930
ERAF Take (allocation of total) ⁽³⁾	<u>600,981</u>	<u>0</u>	<u>0</u>	<u>15,685</u>	<u>16,424</u>	<u>59,189</u>	<u>22,960</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>486,723</u>
Total ERAF/SERAF	730,553	0	0	15,685	34,340	98,474	40,161	16,432	12,971	11,837	500,653
Housing Set-Aside ⁽³⁾	774,133	44,727	52,763	93,532	80,805	175,714	77,538	74,058	58,527	53,401	63,068
Non-Housing Tax Increment ⁽⁴⁾	1,681,090	130,862	155,530	259,192	221,949	459,827	202,024	215,820	177,266	158,469	(299,849)

Notes

(1) Not including interest earnings payable with tax increment remittances from the County.

(2) 2007-08 County admin fee reflects one time adjustment to prior years.

(3) Calculated figure based on requirement.

(4) Negative non-housing amount in 2009-10 funded with fund balance and housing fund loan.